



Administrative Report

N.1., File # 26-0001

Meeting Date: 1/6/2026

To: MAYOR AND CITY COUNCIL

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION ON DRAFT ZONING AMENDMENTS RELATED TO REVITALIZATION OF THE ARTESIA AND AVIATION BOULEVARDS IN ASSOCIATION WITH THE GENERAL PLAN LAND USE ELEMENT UPDATE AND THE ARTESIA AND AVIATION CORRIDORS AREA PLAN (AACAP)

EXECUTIVE SUMMARY

On August 5, 2025, the City Council reviewed the draft General Plan Land Use Element, which sets the Floor Area Ratio (FAR) standards for the various zones in the City and also includes policies guiding future development. The City Council expressed support for increasing the FAR from 0.6 to 1.5 along Artesia and Aviation Boulevards to achieve the vision of the Artesia and Aviation Corridors Area Plan (AACAP) for incentivizing commercial reinvestment and improving economic activity. The City Council also directed staff to prepare an ordinance eliminating the parking requirements along the AACAP, which was later adopted on October 21, 2025 with Ordinance No. 3306-25.

Staff has prepared draft zoning amendments to the Commercial 2 (C-2) and Commercial 2 Planned Development (C-2-PD) zones along Artesia and Aviation Boulevards that correspond with a 1.5 FAR, including updates to the development standards for building height, allowed number of stories, setback requirements, and design standards. As previously directed by the City Council, staff has also prepared draft rooftop dining zoning regulations that may be applied exclusively to the AACAP area or City-wide. This Administrative Report introduces the proposed zoning amendments and seeks City Council feedback and guidance prior to presenting a draft Ordinance to the Planning Commission for consideration and recommendations.

BACKGROUND

The revitalization of the Artesia and Aviation Boulevards is a focus of the City's General Plan and AACAP. On August 5, 2025, the City Council considered future FAR allowances and associated development standards as part of the General Plan-Land Use Element update and directed staff to pursue zoning amendments that would correspond with an increase from 0.6 FAR to 1.5 FAR.

The proposed draft amendments to the C-2 and C-2-PD development standards are necessary to implement the 1.5 FAR and allow increased building height, number of stories, and reduced setbacks necessary to accommodate the additional floor area. Additionally, staff has also prepared draft rooftop dining regulations for the City Council's consideration. The following is a bullet point summary of the proposed zoning amendments to the development standards and rooftop dining.

AACAP C-2 and C-2 C-2-PD Zone

- Increases the maximum Floor Area Ratio (FAR) from 0.6 to 1.5.
- Increases maximum building height from 30 feet to 45 feet.
- Increases the maximum number of stories from two to three.
- The third floor requires an average setback of five feet from the second-floor building face fronting Artesia and Aviation Boulevards.
- Building setbacks are reduced for corner and reverse corner lots from 10 feet to five feet.
- Rear setbacks adjacent to residential properties are set at a minimum of 20 feet, unless approved for modification by the Planning Commission or City Council.
- In the C-2-PD zone the front yard setback is increased from three feet to five feet for consistency with the C-2 zone and to provide more pedestrian and restaurant seating areas.
- Eliminates the 10 percent usable public open space requirement for the lot.
- Requires a minimum first-floor commercial ceiling height of 12 feet to emphasize the ground level commercial space.
- Includes design standards such as a requirement for higher-quality façade materials, articulated storefronts, corner treatments, and pedestrian-oriented lighting.

The proposed amendments would align zoning regulations with the FAR allowance specified in the Land Use Element while maintaining appropriate design review standards.

Rooftop Dining

The draft rooftop dining regulations would allow the use in zones where restaurants are permitted, while establishing standards to ensure compatibility with surrounding land uses and include the following key provisions:

- As drafted, rooftop dining would require an Administrative Use Permit. Staff is seeking City Council direction if the use should be considered under an Administrative Use Permit, approved by the Community Development Director, or a Conditional Use Permit, approved by the Planning Commission.
- Allows limited rooftop structures (e.g., pergolas, trellises, shading elements) with defined height and setback requirements to minimize visual and neighborhood impacts.
- Requires operating and performance standards addressing hours of operation, alcohol service, limit amplified sound, noise mitigation measures, seating capacity, and configuration, and screening.
- Design requirements are established to ensure architectural compatibility and integration with the existing structure and lighting regulations to glare and light spillover.

The proposed rooftop dining regulations are intended to activate commercial areas by creating additional restaurant amenities that enhance the restaurant experience while maintaining compatibility with surrounding areas. The regulations allow rooftop dining as an accessory use for a restaurant and establish reasonable design and operational standards. The regulations address potential impacts related to noise, lighting, privacy, and intensity of use through site-specific review and enforceable standards to ensure compatibility with adjacent properties.

At this time, staff is seeking council feedback and direction on the draft zoning amendments that correspond with an increased FAR from 0.6 to 1.5 FAR, as well as the draft zoning regulations that would allow the implementation of rooftop dining.

COORDINATION

This report was prepared in coordination with the City Manager's Office.

FISCAL IMPACT

Funding for the preparation of this report and zoning amendments is available in the FY 2025-26 Operating Budget for the Community Development Department.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Draft AACAP Zoning Amendments (Redlined)
- Draft Rooftop Dining Zoning Amendments
- Administrative Report - City Council, August 5, 2025